

EXHIBIT 3

Statement of Account
Urban Edge Properties
RWON: Wonderland
Big lots #4658
Master Occupant ID: 000000613
Statement Date: 03-12-2025

Invoice Date	Category	Category Description	Transaction Description	Amount	Current	1 Month	2 Months	3 Months	4 Months	Additional Description
1/13/2021	NTT	RET NonMnth Pr Yr	Revised Recovery Recon Q1 2020	2,099.54	0.00	0.00	0.00	0.00	2,099.54	
1/13/2021	NTT	RET NonMnth Pr Yr	Revised Recovery Recon Q2 2020	2,099.54	0.00	0.00	0.00	0.00	2,099.54	
5/5/2021	REP	Tax before Prior Year	Revised Recovery Recon Q4 2019	14,513.83	0.00	0.00	0.00	0.00	14,513.83	
5/20/2024	PIN	Insurance - Prior Yr	2020 Ins Rec Net Balance Due	10,348.86	0.00	0.00	0.00	0.00	10,348.86	
7/25/2024	TRF	Refunds-Prior Yrs Tax	2021-22 Tax Refund	(155.29)	0.00	0.00	0.00	0.00	(155.29)	
7/22/2024	DIR	AR Direct Tenant Billing	Violation #081078	150.00	0.00	0.00	0.00	0.00	150.00	
7/25/2024	TRF	Refunds-Prior Yrs Tax	2021-22 Tax Refund	(4,997.60)	0.00	0.00	0.00	0.00	(4,997.60)	
7/25/2024	TRF	Refunds-Prior Yrs Tax	2022-23 Tax Refund	(5,033.97)	0.00	0.00	0.00	0.00	(5,033.97)	
8/1/2024	TTT	Real Estate Tax	AUTOCHRG @T10/31/2024 @R	28,449.02	0.00	0.00	0.00	0.00	28,449.02	Rate Change: 28,233.65 to 28,449.02
8/20/2024	NTT	RET NonMnth Pr Yr	Recovery Reconciliation 06/24	265.99	0.00	0.00	0.00	0.00	265.99	
9/1/2024	BRR	Base Rent - Retail	AUTOCHRG @T9/30/2024	6,200.00	0.00	0.00	0.00	0.00	6,200.00	
9/1/2024	CCF	ReimbOperating Fixed CAM	AUTOCHRG @T9/30/2024	1,526.70	0.00	0.00	0.00	0.00	1,526.70	
9/11/2024	DIR	AR Direct Tenant Billing	Violation #081933	60.00	0.00	0.00	0.00	0.00	60.00	
2/24/2025	TTT	Real Estate Tax	Estimate Reconciliation	33,021.45	0.00	33,021.45	0.00	0.00	0.00	
Big Lots #4658 Total:				88,548.07	0.00	33,021.45	0.00	0.00	55,526.62	
Plus, Estimated Attorney Fees:				25,000						
Plus, Pecuniary Losses - Loss of 50% Marshalls' Lease Rents				3,186,337.21						
TOTAL CURE:				3,299,885.28						